

WHAT IS DCLHTF OWNER-OCCUPIED REHABILITATION PROGRAM?

Dallas County Local Housing Trust Fund has a mission "to provide and expand safe and affordable housing to low income residents of Dallas County." DCLHTF Owner-Occupied Rehabilitation Program assists homeowners within Dallas County with housing repairs and correcting code violations.

AM I ELIGIBLE FOR DCLHTF OWNER-OCCUPIED REHABILITATION PROGRAM?

In order to qualify applicants for DCLHTF Owner-Occupied Rehabilitation Program, the applicant(s) **and property** must meet the following eligibility requirements:

- ❖ Applicants must be 80% or below the HUD median income guidelines.
- ❖ Proof of homeownership must be provided or verifiable through the Dallas County Assessor's Office.
- ❖ Property taxes and/or mortgage payments must be current and paid-to-date and there cannot be any mechanic liens on the property to be assisted.
- ❖ The property to be assisted must be in the Dallas County.
- ❖ The property must be a single family residence.
- ❖ Priority will be given to households of lowest income, urgency of repair, and senior citizens.

WHAT ARE THE INCOME GUIDELINES?

DCLHTF Owner-Occupied Rehabilitation Program Income Limits

Number of Persons in Household	Maximum Total Gross Household Income
1	\$60,400
2	\$60,400
3	\$69,460
4	\$69,460
5	\$69,460
6	\$69,460
7	\$72,300
8+	\$77,000

Income includes:

- ❖ Wages from employer
- ❖ Social Security or retirement benefits (pensions, IPERS, etc.)
- ❖ Disability benefits (for all household members including members under 18 years of age)
- ❖ Child Support or Spousal Support
- ❖ Lottery or gambling winnings
- ❖ Interest income for checking and savings accounts, CD's, money market accounts, etc.
- ❖ Vehicle(s) other than primary
- ❖ We also accept your current income tax return

WHAT ELSE DO I NEED TO KNOW?

Awards will be in the form of a five-year forgivable loan to eligible households through the **Dallas County Local Housing Trust Fund**.

- (1) The maximum loan is \$10,000 and the minimum loan is \$500 per household.
- (2) The loan will be recorded as a second mortgage to the property, with a term of five (5) years, decreasing proportionately with the passage of time, bearing no interest.

DOES MY PROPERTY QUALIFY?

Eligible Property Types:

- ❖ Single family dwellings
- ❖ Townhomes
- ❖ Condominiums

Ineligible Properties:

- ❖ Mobile Homes
- ❖ Homes purchased on contract
- ❖ Rental Units of any kind
- ❖ Duplexes

WHAT REPAIRS ARE ELIGIBLE THROUGH THE PROGRAM?

Activities are limited to the correction of code violations and substandard conditions. Program funds may be used to correct incipient violations of the Property Rehabilitation Standards. An incipient violation exists if, at any time the house is inspected, it is determined that the physical structural element will deteriorate to an actual violation in the reasonable future.

Program eligible activities include:

- 1) Basic structural repairs
 - Exterior walls
 - Roof and roof structure
 - Foundation
 - Floor joists and ceilings
- 2) Building Systems
 - Electrical – repairs and/or upgrading of service where appropriate
 - Plumbing – repairs and/or replacement
 - Heating – repair and/or replacement
- 3) Weatherization
 - Insulation
 - Windows
 - Siding
- 4) Handicap accessibility
 - Exterior ramp
 - Bathroom facilities

WHAT REPAIRS ARE NOT ELIGIBLE THROUGH THE PROGRAM?

Types of improvements NOT permitted:

- New construction of secondary buildings such as sheds or garages
- Repair of existing garage
- Decks
- Interior walls
- Kitchen cabinets and bathrooms (unless medically needed)
- Room additions

****Purely cosmetic or convenience improvement will not be allowed. Authorization for work to be performed must be approved by the program administrator.**

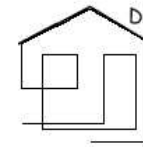
For applications or information contact the

Program Administrator

(515) 273-0770

Funding Sources:

Iowa Finance Authority
&
The Dallas County Local
Housing Trust Fund



DALLAS COUNTY LOCAL HOUSING TRUST FUND, INC.

Owner-Occupied Rehabilitation Program

GENERAL CONTRACTOR

***FINESTEAD ENTERPRISES LLC
MIKE FINESTEAD***

